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HOUSING ELEMENT

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Arroyo Grande, [Planning commission]

City Planning	Arroyo Grande
housing	"
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RESOLUTION NO. 75-391 G

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF ARROYO GRANDE ADOPTING THE REVISED, UPDATED
AND AMENDED HOUSING ELEMENT OF THE GENERAL PLAN.

WHEREAS, the Planning Commission of the City of Arroyo Grande has prepared a general plan report, together with general plan maps, entitled the "Housing" plan required by Government Code Section 65302(d), and did all things legally and technically required by law to develop reports and maps adequate in scope and authority to serve the purpose of a general plan; and

WHEREAS, pursuant to Government Code Section 65501 et seq. the City Planning Commission gave required notice and did hold a public hearing on July 15, 1975, for the purpose of considering the adoption of the Housing Element of the General Plan report and maps, and at which public hearing the Housing Plans, reports and maps were displayed, explained and reported upon; and

WHEREAS, said Housing Element of the General Plan report and maps thereof are necessary for sound future community development, the preservation of community values, and the promotion of the general health, safety convenience and welfare of the citizens of the City of Arroyo Grande; and

WHEREAS, the Planning Commission of the City of Arroyo Grande has a responsibility to plan for the desirable future growth and development of the City of Arroyo Grande;

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE DOES HEREBY
RESOLVE AS FOLLOWS:



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Section 1. The Planning Commission of the City of Arroyo Grande does hereby find and determine that the public interest, convenience and necessity require that the Housing Element of the General Plan, as amended, together with the maps be adopted.

Section 2. The Planning Commission of the City of Arroyo Grande does hereby adopt the Housing Element of the General Plan, as amended by Addendum No. 1, dated June 2, 1975, and Addendum No. 2, dated July 16th, 1975, together with the maps and descriptive material.

Section 3. The Planning Commission Chairman is authorized and directed to certify this approval upon the Housing Element of the General Plan as amended and forward to the City Council for consideration.

On motion by Commissioner Sandoval, seconded by Commissioner Gerrish, and by the following roll call vote, to wit:

AYES: Commissioners Gerrish, Mathews, Ries, Sandoval, and Chairman Calhoon

NOES: None

ABSENT: Commissioners Cole and Moots

the foregoing Resolution was adopted this 15th day of July 1975.

ATTEST: /s/ CAROL BENTO
Secretary

/s/ LOWELL L. CALHOON
Chairman

RESOLUTION NO. 1180

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARROYO GRANDE ADOPTING THE AMENDED HOUSING ELEMENT OF THE GENERAL PLAN.

WHEREAS, the Planning Commission of the City of Arroyo Grande has prepared a general plan report, together with a general plan map and has adopted the amended Housing Element of the General Plan; and

WHEREAS, pursuant to Government Code Section 65501, et seq., the City Council gave required notice and did hold a public hearing on August 12, 1975, for the purpose of considering the adoption of the amended Housing Element of the General Plan report and map, and at which public hearing the amended Housing Element report and map were displayed, explained and reported upon; and

WHEREAS, said amended Housing Element of the General Plan report and map thereof are necessary for sound future community development, the preservation of community values, and the promotion of the general health, safety, convenience and welfare of the citizens of the City of Arroyo Grande; and

WHEREAS, the City Council of the City of Arroyo Grande has a responsibility to plan for the desirable future growth and development of the City of Arroyo Grande;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ARROYO DOES HEREBY RESOLVE AS FOLLOWS:

HOUSING ELEMENT

In 1970, the City Council adopted the Housing Element of Arroyo's Grande General Plan, as one of the General Plan Elements required by state law. This housing plan included an inventory of residential units, identification of problems and goals, and a recommended housing program. New census information, as well as changing conditions in the city, has made it advisable to revise this original plan.

Relation to Other Plan Elements

The Housing Element must be closely coordinated with the Land Use Plan, particularly the sections dealing with residential land use, so that there will be adequate space for future housing. The Circulation Element deals with access to housing, and the Noise Element considers possible conflicts between housing and noise sources. The Open Space, Conservation, Seismic, and Recreation Elements must be coordinated with planning for housing needs, so that environmental quality, safety consideration, and the need for open space are balanced against the need for new housing.

The City Government's Role in Housing

Arroyo Grande's Building Department regulates the construction of new housing by issuing building permits, and demolition permits are required when residential and other structures are torn down. The Building Official is responsible for examining structures suspected of being substandard under the Housing Code, and structures may be required to be demolished if they are not brought up to Code.

Although the City does not have a regular inspection program of single family

dwelling structures, the Building Department conducts a continual "windshield survey" program; and, as older structures appear to become substandard either by neglect and/or damage, then an attempt is made through the owner to make an on-site inspection and pursue a correction program. In many cases, the City has been successful in upgrading structures which are potentially deficient and put them back into the housing inventory. If the structure is too far gone for economical rehabilitation, then the City enters into a negotiated demolition.

As a result of this inspection, it would appear by a current visual inspection of the City that a high standard of structural and land maintenance and housekeeping has been established and that there is definitely a sense of pride of ownership and occupancy within the City.

The Planning Department administers the zoning laws which specify the locations where various types of housing are permitted, and the Planning Commission and City Council are responsible for making necessary changes in zoning. The City does not have a public housing authority.

HOUSING GOALS

- A. Adequate housing should be available for all persons regardless of income, age, race, sex, or ethnic background. A free and open choice of housing should be available for all residents of Arroyo Grande.
- B. Diversity of housing should be emphasized with a variety of housing types, locations, prices, and rental or ownership arrangements. The City's zoning regulations should

reflect the need for this diversity of housing.

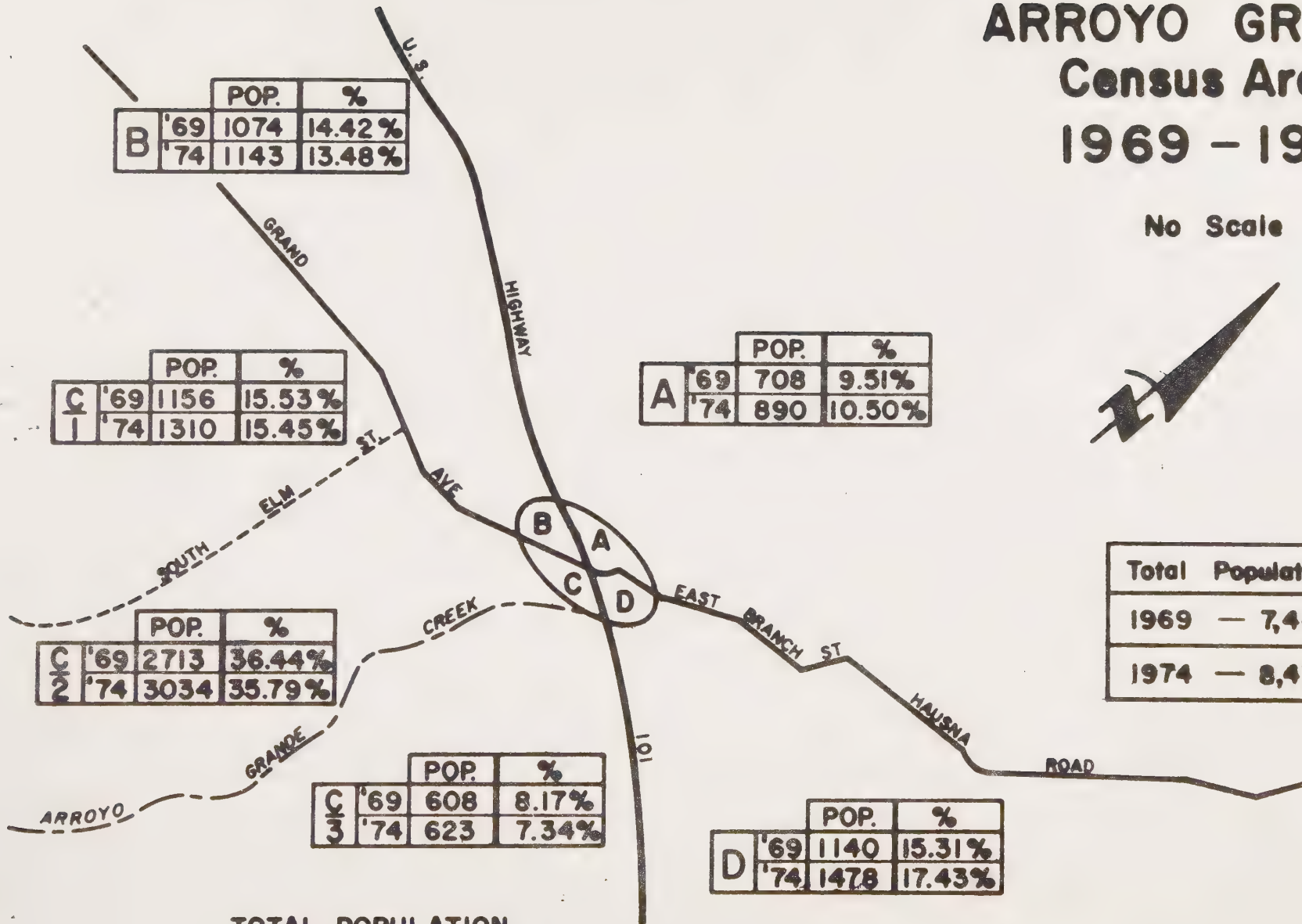
- C. All housing should meet basic standards of sanitation and safety. In addition, residential areas should be enjoyable places to live, with high standards of design. Convenient access to parks, open spaces, and community facilities should be provided.
- D. New housing developments should be in accord with the City's General Plan. The City's programs for constructing public services and facilities should be closely coordinated with new residential development.
- E. Environmental goals should be integrated with housing needs. New housing should be designed to conserve energy, including the use of orientation, landscaping, window placement, insulation, and other energy-conserving techniques. New housing should be directed toward areas where there will be minimum impact on the natural environment or existing land use.

POPULATION CHARACTERISTICS

The map of Arroyo Grande on the following page indicates census areas of the City, with a comparison of the population in these areas in 1969 and 1974. It can be seen that areas A and D, east of the freeway, are gaining population at a faster rate than the other census areas to the west of the freeway. Some population increase has occurred in all census areas, however. Housing characteristics, included later in the report, have been tabulated for these census areas. More detailed population characteristics are included in the introduction to the community design plan.

CITY OF ARROYO GRANDE Census Areas 1969 - 1974

No Scale



Total Population	
1969	— 7,447
1974	— 8,478

TOTAL POPULATION
OF AREA "C" = 4967
58.58%

HOUSING CHARACTERISTICS AND TRENDS

Arroyo Grande has traditionally been a community of single-family homes. In 1965, when the City's first General Plan was prepared, nearly all of the City's housing consisted of detached homes. There were only a few duplexes, multi-family units, or mobile homes in the community. Since that time, a large proportion of new housing units has continued to be single-family homes. In 1973, however, new multi-family residential units outnumbered new single-family dwelling construction for the first time. These housing trends are summarized in Table 1.

Housing Shortages

The availability of housing is measured by the vacancy factor, which is the percentage of the total housing stock which is vacant at a particular time. The vacancy factor as measured by State census methods is misleading, however, since it includes several

of dwelling units which are not actually available for occupancy at that time. For this reason, State information on vacancy factors has been modified by the City.

This "adjusted vacancy factor" of units which are actually ready for occupancy should be 4% or 5% in a healthy housing market. In the mid-1960s, this figure was much higher, with many available units standing empty. A period of high interest rates and other negative factors cramped residential construction in the late 1960's, however, and there was a severe housing shortage in the community by 1970. The adjusted vacancy factor at that time dropped to nearly 1%.

Since that time, a surge of residential construction has eased the housing shortage to some extent. In the 1970-74 period, there was a net gain of 659 housing units,

TABLE 1

BUILDING RECORDS, 1960-1974

<u>Year</u>	<u>Single Family</u>	<u>Duplex</u>	<u>Triplex</u>	<u>Fourplex</u>	<u>Over 4 Units</u>	<u>D.U. Loss+</u>	<u>Net Gain D.U.S.</u>
1960	43	-	-	-	5(1)	-	48
1961	114	-	-	-	-	-	114
1962	187	12(6)	18(6)	4(1)	20	1	240
1963	125	4(2)	3(1)	-	25	2	155
1964	42	4(2)	3(1)	-	-	5	44
1965	40	-	-	4(1)	-	9	35
1966	12	-	-	-	-	3	9
1967	13	-	-	-	-	6	7
1968	21	-	-	4(1)	-	2	23
1969	5*	4(2)	-	-	-	2	7
1970	40	18(9)	-	-	-	3	55
1971	80	24(12)	6(2)	24(6)	10(1/5,1/5)	1	143
1972	62	2(1)	-	12(3)	12(1/12)	9	79
1973	81	6(3)	6(2)	4(1)	82(1/23,18, 22,19)	3	176
1974	110	22(11)	6(2)	-	78(1/61,17)	10	206

D.U. - Dwelling Units

* thru May 31st, 1969

+ Demolition, fire loss or moved out of City

Number of structures indicated in parentheses

considerably more than the number needed to keep pace with population growth during that period.

Construction of housing units since 1974 has apparently only met the demand of the middle and high income housing requirements and has not provided any inventory "cushion", as evidenced by the current 3.7% vacancy factor. Again, it must be noted that there is a continuing dearth of housing for the lower income families. It would appear that current construction trends and base costs are making it almost impossible for this group of citizens to buy housing. It would appear that subsidized rental housing should be a major consideration.

The City is willing to explore new housing concepts such as "planned development", planned group or cluster housing, mobile home facilities, etc.; and undoubtedly would consider any new concept which would not be depreciating upon the neighborhood or the City as a whole, but which would provide the needed low income housing.

Population Per Household

In the last ten years, there has been a sharp drop in the average number of people per household. In 1966, this figure reached a high of 3.32 persons per dwelling unit, while the 1974 Census figures show an average of 2.79 occupants per household. This is a reflection of the trend toward smaller families, as well as the large increase in the use of mobile homes used as dwelling units; mobile homes typically have only one or two occupants per dwelling unit. Table 2 summarizes recent trends in population per household, as well as other changes in housing characteristics.

TABLE 2

HOUSING CHARACTERISTICS, 1960-1974

<u>Year</u>	<u>Month</u>	<u>Pop.</u>	<u>In House- hold</u>	<u>In Group Qtrrs.</u>	<u>Housing Units</u>	<u>Mobile Homes</u>	<u>Vacancy Factor(%)</u>	<u>Pop. Per. H.H.</u>
1960 (Fed.)	4	3291	3291	0	1149	10	9.8	3.18
1963 (est.)	12	6800	6715	85	2350	32	10.1	3.17
1964 (St. Cen.)	4	6862	6858	4	2301	50	9.9	3.31
1965 (est.)	12	7275	7220	55	2350	45	7.2	3.31
1966 (est.)	12	7500	7445	55	2305	52	4.7	3.32
1969 (St. Cen.)	5	7447	7399	48	2441	55	1.2*	3.18
1974 (St. Cen.)	11	8478	8372	106	3140	255	3.7*	2.79

* Adjusted figure based on local criteria

Age of Housing Units

Table 3 compares the age of housing units in the City's census areas in 1969 and 1974. The total number of housing units of all age groups has increased over the last five years, except for a decrease in the number of units between five and ten years old. This reflects the slump in housing construction in the late 1960s. The table shows that new housing is being distributed throughout the City, with increases in all census areas. The table also indicates that a diversity of housing, in terms of age, is available in all census areas.

TABLE 3

Age of these housing units by census area, 1969 and 1974

	'69 A	'74 A	'69 B	'74 B	'69 C-1	'74 C-1	'69 C-2	'74 C-2	'69 C-3	'74 C-3	'69 D	'74 D	'69 Total	'74 Total
1. No response	32	28	20	60	28	47	110	160	30	8	63	45	283	348
2. Less than 1 year	0	29	5	13	1	25	9	93	1	44	7	19	23	223
3. 2 - 4 years	8	12	17	25	5	99	37	101	2	5	17	78	86	320
4. 5 - 6 years	14	11	17	17	20	11	75	37	2	0	19	40	147	116
5. 6 - 8 years	34	4	61	8	44	4	82	32	85	0	26	15	332	63
6. 8 - 10 years	17	8	52	29	58	7	82	82	7	3	24	47	240	176
7. 10 - 12 years (Comb. in '74)	15		44		73		86		2		24		244	
8. 12 - 15 years	9	68	24	99	17	104	96	183	6	107	26	75	178	634
9. 15 - 20 years	14	26	37	70	10	102	120	147	10	6	20	37	211	388
10. More than 20 years	80	116	91	105	17	19	139	235	15	30	176	205	518	710
R*	7		5		19		20		2		14		67	

* Rejected computed data

Owners and Renters

Owner-occupied and rental units are both essential in providing diversity of housing supply. Owners provide stability and continuity in a community, while renters tend to have high mobility, thus providing variety and flexibility. An adequate supply of rental units is particularly important to young and low-income residents, who often

are not able to purchase homes.

Owner-occupied units have traditionally dominated the housing market in Arroyo Grande, and this tendency has increased from 1969 to 1974. During this period, although multiple-family units comprised a large proportion of new construction, there was almost no net increase in the number of renters, while there was a large increase in the number of owners. Of the total responses in the 1974 Census, 72% of the respondents identified themselves as owners, compared with 62% in 1969.

During the 1969-74 period, there also was a trend toward higher rentals. There were fewer people paying rents below \$100 per month in 1974 than in 1969. At the same time, there was a sharp increase in residents paying \$175 or more per month for rent. Trends in ownership and rentals are summarized in Table 4.

TABLE 4

Owners and renters by census area, 1969 and 1974

	'69 A	'74 A	'69 B	'74 B	'69 C-1	'74 C-1	'69 C-2	'74 C-2	'69 C-3	'74 C-3	'69 D	'74 D	'69 Total	'74 Total
1. No response	28	33	29	46	23	39	9	96	26	8	69	46	184	268
2. Own	155	221	242	301	125	295	530	661	115	174	203	414	1370	2066
3. Rent-\$50 or less (Comb. in '74)	7	5	10	6	9	1	17	8	2	0	27	17	72	37
4. \$50 to \$75	12		22		12		50		0		42		138	
5. \$75 to \$99	9	8	22	15	29	3	63	35	0	0	20	11	143	72
6. \$100 to \$124	1	6	14	5	64	9	47	46	5	3	10	15	141	81
7. \$125 to \$149	9	9	14	10	9	16	24	63	10	7	13	13	79	114
8. \$150 to \$174	3	6	7	27	1	14	12	74	2	2	15	22	40	150
9. \$175 to \$200	0	4	2	2	1	27	2	43	0	2	2	8	7	86
10. \$200 or more	0	9	2	7	0	12	1	44	0	7	1	7	4	86
Total Renters													624	626
R*	6		9		19		19		2		14		69	

* Rejected data

Family Income

At the same time that ownership percentages and monthly rents were increasing, family income in Arroyo Grande showed a considerable increase. The number of residents reporting family incomes in categories under \$10,000 remained about the same, while increases were reported in all higher-income categories. (These trends are shown in Table 5.) The general rise in family income should not obscure the continuing need for low-income housing units, however.

In the City's original Housing Element, prepared in 1970, it was noted that approximately two-thirds of the present City residents would be unable to buy or rent 96% of the new construction, based on family income figures from the 1970 census.

FUTURE HOUSING NEEDS

The need for continuing residential development is stressed in the Land Use Element. Arroyo Grande has adequate land available and zoned to provide expansion of the housing supply in the near future. With an annual population increase of about 3% predicted over the next ten years, a net gain of about 100 housing units will be needed annually to keep pace with population growth. As noted earlier, an average of about 130 new dwelling units has been built annually over the last five years, providing for new population growth as well as alleviating the severe housing shortage of the late 1960s. Very little loss of the current housing inventory is anticipated. As a general goal, about 30%

of the new housing stock should be rental units, with adequate provision for low-income units based on family income statistics for the City.

TABLE 5

Comparison of Income Ranges Noted in 1969 and 1974

	'69 A	'74 A	'69 B	'74 B	'69 C-1	'74 C-1	'69 C-2	'74 C-2	'69 C-3	'74 C-3	'69 D	'74 D	'69 Total	'74 Total
1. No response	55	64	78	115	75	114	230	284	49	32	162	166	649	775
2. \$0 to \$2,000	21	15	21	21	9	21	41	37	2	6	38	41	132	141
3. \$2,000 - \$4,000 (Combined in '74)	22		58		21		94		8		39		242	
4. \$2,000 - \$5,000		30		69		64		115		11		93		387
5. \$4,000 - \$6,000 (Combined in '74)	24		37		42		79		13		33		228	
6. \$5,000 - \$8,000		28		52		53		123		15		45		316
7. \$6,000 - \$8,000	31		36		38		91		15		40		251	
8. \$8,000 - \$10,000	25	24	43	24	47	59	109	100	25	24	33	42	282	273
9. \$10,000 - \$12,500	21	50	34	35	26	49	91	126	33	26	36	43	241	329
10. \$12,500 - \$15,000	11	38	29	54	8	25	55	119	10	41	8	44	121	321
11. \$15,000 - \$20,000	6	35	17	35	5	26	29	110	4	37	8	48	69	291
12. \$20,000 or more	4	20	10	22	1	11	11	64	0	13	4	35	30	165
R*	10		10		20		26		3		15		84	

*Rejected data

HOUSING PROBLEMS

The City of Arroyo Grande is fortunate in avoiding many of the serious housing problems faced by other California communities. A severe housing shortage has eased, and nearly all of the City's housing units are in good condition. However, there are continuing housing problems which need the City's attention.

1. There is a shortage of housing units for low-income families. Over the past five years, there has been a decrease in residents reporting monthly rentals geared to limited incomes. The construction industry appears to be meeting the local demand for medium and high-income housing, but government assistance is needed to ease the low-income housing shortage. About 55 subsidized rental units are completed or in the development process, under a Farmers Home Administration program, but additional units are needed.
2. While nearly all of the housing units in Arroyo Grande meet minimum housing code requirements, there still is a small percentage of housing which is substandard. The Seismic Element of the General Plan notes the need for replacing or strengthening unsafe structures due to earthquake hazards.
3. The need for energy conservation has often been neglected in the design of housing units. New state regulations now require insulation and limit window area for residential construction. However, many existing dwelling units are inadequately insulated, and other energy-use factors (such as proper building orientation) often are not considered in the design of new units. While local

energy use for heating and cooling is moderate, there still is room for considerable improvement.

RECOMMENDED HOUSING PROGRAM

To meet the problems of housing in Arroyo Grande, the following recommendations are made. The need for intergovernmental cooperation is particularly important.

1. The City Council should appoint an active citizens' committee to keep track of the current housing situation. This committee could examine the City's present ordinances and make recommendations for amendments which might reduce housing costs without loss of safety and amenities. In addition, the committee could coordinate subsidized housing programs in the City.
2. To provide fully-subsidized quality housing in the community, a contract should be considered with the San Luis Obispo City Housing Authority as an agent for development of public housing.
3. The City should work closely with the Farmers Home Administration on expansion of their current subsidized housing program. Other federal housing subsidy and public housing programs should be investigated.
4. Incentives should be provided for private construction of housing types which are deficient in numbers in the total inventory, particularly low-income rental housing. Mobile homes should be recognized as a valid form of housing, provided that the City's high standards for mobile home parks are met.

5. The City should continue its program of inspecting housing structures suspected of being substandard under the Housing Code. Emphasis should be placed on rehabilitation of substandard housing units whenever possible, with demolition required only as a last resort.
6. All new housing proposals should be reviewed to assure that energy-conserving features are incorporated in the design. In addition to the state-required review of insulation and window area, other factors such as orientation and use of landscaping should be considered.
7. Intergovernmental cooperation should be stressed as a vital feature of the City's housing program. In addition to working with the San Luis Obispo Housing Authority, the City's housing program should be coordinated with the communities of Pismo Beach and Grover City, as well as San Luis Obispo County and the Area Planning and Coordinating Council.
8. Housing data should be updated frequently, to provide early identification of problems and a base for action. The Building Department should continue its program of keeping records of building construction, demolition, and rehabilitation. This information should be available to the public, so that consumers as well as developers are aware of current housing conditions.
9. The Housing Elements should be reviewed on an annual basis, to evaluate the progress toward achieving the goals of the Plan. A printed update should be issued every two years to document changes in existing conditions and progress toward housing goals.

APPENDIX

The City has always adopted current controls for the development of subdivisions and the construction of housing. Following is a list of the current ordinances enforced by the City by which all land use and building is controlled.

Controlling Ordinances

2 C. S. - Subdivision Ordinance	Adopted 10/26/66
24 C. S. - Zoning Ordinance	Adopted 1/29/69
112 C. S. - Uniform Bldg. Code, Vol. III, Housing, 1973	Adopted 2/11/75
113 C. S. - Uniform Swimming Pool Code, 1973	Adopted 2/11/75
114 C. S. - Excavating and Grading, Chapter 70, Bldg. Code	Adopted 2/25/75
114 C. S. - Uniform Bldg. Code, Vol. 1, 1973	Adopted 2/25/75
115 C. S. - Uniform Bldg. Code, Vol. II, Mechanical, 1973	Adopted 2/25/75
117 C. S. - Uniform Plumbing Code, 1973	Adopted 3/11/75
118 C. S. - National Electrical Code, 1975	Adopted 3/11/75

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PUBLIC SERVICES & FACILITIES ELEMENT

5

Alvin = Grade. [Planning commission]

Public works Monica ^{10/13}
Grade

City planning

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RESOLUTION NO. 76-473 G

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
ARROYO GRANDE ADOPTING THE REVISED AND UPDATED PUBLIC
SERVICES AND FACILITIES ELEMENT OF THE GENERAL PLAN.

WHEREAS, the Planning Commission of the City of Arroyo Grande has prepared a revised and updated general plan report, together with general plan maps, entitled the "Public Services and Facilities Plan" and did all things legally and technically required by law to develop a report and maps adequate in scope and authority to serve the purposes of a general plan; and

WHEREAS, pursuant to Government Code Section 65501 et seq., the City Planning Commission gave required notice and did hold a public hearing on November 2, 1976, for the purpose of considering the adoption of the Public Services and Facilities Element of the General Plan report and maps, and at which public hearing the Public Services and Facilities Element and report and maps were displayed, explained and reported upon; and

WHEREAS, said Public Services and Facilities Element of the General Plan report and maps thereof are necessary for sound future community development, the preservation of community values, and the promotion of the general health, safety, convenience, and welfare of the citizens of the City of Arroyo Grande; and

WHEREAS, the Planning Commission of the City of Arroyo Grande has a responsibility to plan for the desirable future growth and development of the City of Arroyo Grande;

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The Planning Commission of the City of Arroyo Grande does hereby

find and determine that the public interest, convenience and necessity require that the Public Services and Facilities Element of the General Plan report and maps be adopted.

Section 2. The Planning Commission of the City of Arroyo Grande does hereby adopt the Public Services and Facilities Element of the General Plan together with the maps and descriptive materials.

Section 3. The Planning Commission Chairman is authorized and directed to certify this approval upon the Public Services and Facilities Element of the General Plan and forward to the City Council for consideration.

On motion by Commissioner Moots, seconded by Commissioner Ries, and by the following roll call vote, to wit:

AYES: Commissioners Cole, Hitchen, Moots, Ries, and Chairman Pope

NOES: None

ABSENT: Commissioners Gerrish and Mathews

the foregoing Resolution was adopted this 2nd day of November 1976.

ATTEST: /s/ Carol Bento
Secretary

/s/ Hugh O. Pope, Jr.
Chairman

RESOLUTION NO. 1262

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARROYO
GRANDE ADOPTING THE REVISED AND UPDATED PUBLIC SERVICES
AND FACILITIES ELEMENT OF THE GENERAL PLAN.

WHEREAS, the Planning Commission of the City of Arroyo Grande has prepared a revised and updated general plan report, together with general plan maps, entitled the "Public Services and Facilities Plan"; and

WHEREAS, pursuant to Government Code Section 65501, et seq., the City Council gave required notice and did hold a public hearing on November 23, 1976, for the purpose of considering the adoption of the Public Services and Facilities Element of the General Plan report and maps, and at which public hearing the Public Services and Facilities Element and report and maps were displayed, explained and reported upon; and

WHEREAS, said Public Services and Facilities Element of the General Plan report and maps thereof are necessary for sound future community development, the preservation of community values and the promotion of the general health, safety, convenience, and welfare of the citizens of the City of Arroyo Grande; and

WHEREAS, the City Council of the City of Arroyo Grande has a responsibility to plan for the desirable future growth and development of the City of Arroyo Grande.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ARROYO GRANDE DOES HEREBY
RESOLVE AS FOLLOWS:

Section 1. The City Council does hereby find and determine that the public interest, convenience and necessity require that the Public Services and Facilities

Element of the General Plan report and maps be adopted.

Section 2. The City Council does hereby adopt the Public Services and Facilities Element of the General Plan together with the maps and descriptive materials.

On motion of Councilman Spierling, seconded by Councilman Gallagher and on the following roll call vote, to wit:

AYES: Councilmen Spierling, Gallagher, Schlegel, Millis and Mayor de Leon

NOES: None

ABSENT: None

the foregoing Resolution was passed and adopted this 23rd day of November, 1976.

/s/ Gabe de Leon
MAYOR

ATTEST: /s/ Ines A. del Campo
CITY CLERK

I, Ines A. del Campo, City Clerk of the City of Arroyo Grande, County of San Luis Obispo, State of California, do hereby certify that the foregoing Resolution No. 1262 is a true, full and correct copy of said Resolution passed and adopted by the City Council of the City of Arroyo Grande at a regular meeting of said Council held on the 23rd day of November, 1976.

WITNESS my hand and the Seal of the City of Arroyo Grande affixed this 24th day of November 1976.

/s/ Ines A. del Campo
City Clerk of the City of Arroyo Grande

(SEAL)

PUBLIC SERVICES AND FACILITIES ELEMENT - 1976

The Public Services and Facilities Element of the General Plan was adopted by the City Council on November 22, 1966 by their Resolution No. 725, after the public hearing held the same evening. The Element had been adopted prior to this time by the Planning Commission on October 4, 1966, again after holding the required public hearing.

The General Plan must be reviewed periodically to determine the validity of the Plan and to update and/or change the Elements as growth, changing conditions, or implementation of the Plan requires. This Element was reviewed in 1970 and there has now again been sufficient change within the City for Commission and Council review and update of this and other Elements.

The Plan as prepared by the consultant is divided into three primary areas of concern: water supply, sewerage system, and drainage facilities. The Element has now been expanded to include underground utilities.

Since the original adoption of the Public Services and Facilities Element, many of the recommendations of the Plan have been implemented, including the completion of the Lopez Reservoir Water Treatment Plant and transmission lines; full implementation of the Sewer Facility Plan will soon be accomplished, and in 1972, a drainage study was prepared and the City has implemented the recommendations of that study.

The Public Services and Facilities Element is one of the more important phases

of implementing the General Plan. Without adequate public services and facilities, the development and improvement of certain areas of the City, as recommended in the Land Use Plan, would be very slow.

S E W E R

S E W E R

HISTORY

The sewer system of Arroyo Grande has in the past few years kept pace with both the increased population as well as the new concerns for the environment by planning to meet the needs of the community. The present system will, within the next year, service all the developed areas as well as be available to new development. Prior to the construction of the South San Luis Obispo County Sanitation District's facilities, the City's sewage lines were connected to an Imhoff tank, constructed in 1924, with the effluent being disposed of on a portion of a 40 acre site.

The use of the old system was discontinued in 1966 upon completion of the South San Luis Obispo County Sanitation District's facilities. The 40 acre site has been converted and is now being used as a City Corporate Yard and park facilities, which include drainage basins, the Lopez Continuation High School, a sports complex, and other park and recreation facilities.

Since it had been determined in the winter of 1963 that the Imhoff tank system was inadequate, Harry and John Jenks, consulting sanitary engineers, were retained to prepare a comprehensive study of the sewage problem in Arroyo Grande and the South County area. As a result of the study, it was recommended that a gravity flow trunk line system be developed to feed into a secondary treatment plant next to Oceano Airport. The processed water from this plant

would then be disposed of through an ocean outfall line. After acceptance of this recommendation from the three concerned communities and their citizens, the City of Arroyo Grande, the community of Oceano, and the small community of Halcyon initiated the South San Luis Obispo County Sanitation District. This process started on September 3, 1963. Grover City chose not to join the agency, but later that year Grover City contracted with the Sanitation District to be connected to the system and to pay a fee according to the amount of waste water contributed.

DESCRIPTION

Within the City of Arroyo Grande, there are 8,478 people living in 3,140 dwelling units, as reported in the 1974 Special Census. Of this total number, there are approximately 2,900 dwelling units hooked up to the sewer system; most of the commercial or retail establishments are hooked up, and while there are few industrial hook ups, none adversely affect the operation of the treatment plant.

The remaining dwelling units not connected are located on large acreages of which most are outside of the sewered area. It would be extremely costly, inconvenient, and not feasible to connect them at this time. Consequently, those few units will continue to use septic tanks, which will have little effect upon the groundwater basin..

However, when and if these properties are more intensely developed, it will

be the responsibility of the developer to connect to the system in accordance with City policy.

The maintenance of the local sewer system is performed by the City, while the maintenance of a portion of the collector trunk lines is performed by the South San Luis Obispo County Sanitation District. Both the City and the Sanitation District charge a monthly service fee for this maintenance.

The treatment plant was designed to treat the waste water for an initial population of 30,000. The design was based on a factor of 85 gallons per person per day. The treatment plant can be expanded to handle the waste water from a population of 115,000. The South San Luis Obispo County Sanitation District, of which Arroyo Grande is a member, treats about 1.3 million gallons per day and currently has a total capacity of 2.5 million gallons per day. Arroyo Grande currently contributes approximately 832,000 gallons per day.

The plant is an activated sludge secondary treatment facility. Solid materials are separated from liquid wastes by settling, and then reduced to a harmless state, digested free of oxygen, and dried for final disposal. This sludge is further dried and may be used as agricultural fertilizer. The liquid wastes are subjected to treatment by activated sludge, clarified by settling and chlorinated for disinfection and then deposited into the ocean through a pipe 1300 feet from the main low tide and 35 feet below the surface.

FUTURE NEEDS

It is projected that by the year 1995, if the maximum growth occurs, there

will be a population in Arroyo Grande of 31,700 that could contribute close to 3 million gallons of waste water per day to the treatment plant. However, if the minimum or low growth rate continues, there will be a population of 15,400 in Arroyo Grande, producing approximately 1.5 million gallons of waste water per day.

The City has adequately provided for increases in population by installing large enough trunk lines. The Sanitation District has made provisions for plant improvement and expansion when needed; the financing of either improvements and/or expansion of the treatment facility will be accomplished by charging \$95.00 for each new service connection. By using this method, it is hoped that it will be unnecessary to pass another bond in order to improve or expand the facility.

The City Council adopted Ordinance No. 105 C.S., dated September 24, 1974, that requires all unsewered dwellings on property within 250 ft. of a sewer main to be connected to the sewer system by October 24, 1976.

WATER

W A T E R

HISTORY

Supply - In the past, the water needs of Arroyo Grande were met entirely through the use of wells. The existing wells within the City are all located near Elm Street, between Fair Oaks Avenue and Ash Street.

These wells drew water from the Arroyo Grande Groundwater Basin. The water was typically hard and contained concentrations of nitrate; however, it did meet State health requirements.

Commencing in May 1970, the City has received their water from the Lopez Water Supply Project, of which they own a 2,290 acre feet per year entitlement or 50.55% of the total 4,530 acre feet net domestic yield of the project.

Distribution - The first water distribution system in Arroyo Grande was built and maintained by Midland Counties Public Service Company, a privately owned and operated company.

In 1929, the people of Arroyo Grande passed an ordinance allowing the City to float a \$60,000 Municipal Bond to buy the entire water system from Midland Counties.

Soon after this purchase, the City constructed Reservoir #1, in order to increase the capacity and pressure of the system. In 1961, the City of Arroyo Grande authorized construction of Reservoir #2, which also increased the capacity and pressure of the water system. Since that time there have

been numerous projects to improve the water distribution system.

Demand - The historic per day per capita water consumption has not increased substantially in the past ten (10) years. However, it has fluctuated significantly year to year, in relationship to annual rainfall. A dry year (i.e. annual rainfall of 12" or less) causes per day per capita water consumption to increase 10-15% over a normal year, (i.e. annual rainfall of 16-18").

Over the past ten years, the per day per capita water consumption average was 116 gallons during a year when normal annual rainfall occurred.

DESCRIPTION

Supply - Currently, Arroyo Grande receives all of its water supply from the 2,290 acre feet yearly entitlement from the Lopez Water Supply Project and used only 72%, or 1650 acre feet, of this yearly entitlement in 1975-76. This source of water, according to a report on Water Supply and Demand, prepared by Koebig & Koebig in 1972, can safely supply the water needs of a population of about 14,000. Both maximum and minimum population projections have been made to determine the approximate year that the City of Arroyo Grande's population will be 14,000. If the maximum growth occurs, the population will be about 14,000 in 1979; however, it is felt that the actual population growth will be closer to the minimum projection of reaching a population of 14,000 in 1992. The existing wells are used to supplement the Lopez project water supply.

Distribution - The storage and distribution system starts with two reservoirs. Reservoir No. 1, which is the older of the two, is a rectangular,

partially buried, concrete basin with a capacity of 723,000 gallons. The structure is located at Wesley Avenue, north of West Branch Street, at an elevation 282 feet and is covered with an inflated vinyl roof. Reservoir No. 2 is located on Brisco Hill, near Hillcrest Drive. It is west of Reservoir No. 1 and southwest of the State Highway 101, at an elevation of 259.5 feet. Reservoir No. 2 is a circular steel tank with a storage capacity of one million gallons. Both reservoirs have a high and low water level alarm system, monitored in the Arroyo Grande Police Department.

There are many different sizes of mains that distribute the water, the predominant size being 6"; some are smaller and others larger. The main trunk lines range from 8" to 12" in diameter. In some areas of the City, the mains will become undersize when further development occurs.

Demand - The present, 1976 average per capita per day water demand is approximately 150 gallons; however, the annual rainfall has been below normal. Under normal annual rainfall conditions, the average per capita per day demand would be expected to be around 135 gallons.

FUTURE NEEDS

Supply - There are several areas of water availability in Arroyo Grande and these will be described so that an overall picture of the water situation can be developed. The five areas to be covered are: the Groundwater Basin, the Lopez Reservoir, the State Water Project, wastewater reclamation, and

desalted water.

Groundwater Basin - Until 1970, the City had historically depended on the water pumped from the Arroyo Grande Groundwater Basin. The State Department of Water Resources has conducted a study to determine the safe yield and quality of this water supply. The findings or conclusions of this study will be available in December 1976. However, initial conclusions indicate that the safe yield has increased substantially due to the conservation releases from the Lopez Reservoir.

From this, it is concluded that the City's historical use of 1,200 acre feet of groundwater per year has not decreased and it can be assumed, for planning purposes, that the City has 1,200 acre feet of groundwater per year to use when it needs additional water.

Lopez Reservoir Water - The City has received its water from the Lopez Water Supply Project since May of 1970. A study is currently in progress to re-evaluate the "safe yield" of the Lopez Reservoir. However, at this time, it can only be assumed that the City's entitlement of 2,290 acre feet per year will remain constant.

At the present time, the City has a surplus of Lopez water and the City Council, on June 10, 1975, passed a motion approving the sale of that surplus water on a year to year basis.

The State Water Project - San Luis Obispo County's present contract with the State of California is for 15,000 acre feet per year, to be delivered

through the Coastal Branch of the State Water Project. The first year of delivery to the City of Arroyo Grande is officially set at 1982.

The County of San Luis Obispo is paying for its capacity right in the existing facility; funds are derived from taxes levied by the San Luis Obispo County Flood Control and Water Conservation District. Thus, Arroyo Grande has been paying for its share of this supplemental source of water. The unit cost of the water from the Coastal Branch of the California Aqueduct Project for the City of Arroyo Grande is impractical to determine at this time.

Wastewater Reclamation - Jenks & Adamson, in a report entitled "Wastewater Treatment Plant Improvements and Effluent Disposal Project", dated March 1976, indicate that due to a major reduction of local well pumping, the water table has risen in the Arroyo Grande Valley area. Consequently, within the immediate future, there is no viable, large scale, reclaimed wastewater reuse potential within the Arroyo Grande Valley.

Desalted Water - The State and Federal governments had considered the development of a 40 million gallon per day saltwater conversion plant at Diablo Canyon; however, this proved to not be feasible at this time. Producing drinkable water from seawater is the most expensive alternate source of supplemental water considered, using current technology.

Distribution - The future water distribution needs of the City of Arroyo Grande fall into three related categories: (1) storage requirements; (2) pressure

zones; and (3) main capacity requirements.

Storage Requirements - The storage of water is required in Arroyo Grande for two reasons: (1) to increase the delivery capabilities of the system and (2) to maintain an emergency supply of water in case a breakdown occurs.

By 1979-80, according to the report on Water Supply and Demand, prepared by Koebig and Koebig in 1972, the average day of the maximum month, assuming minimum growth, will demand 2.44 million gallons to satisfy the populace, which uses most of this water in a 12 hour period. The supply system must then be capable of delivering water at the rate of 4.88 million gallons per day (mgd) or 7.55 cubic feet per second (cfs). Lopez can only deliver part of this flow, since by contract, Arroyo Grande's rate is 3.3 cfs. Current policy, however, allows the water to be delivered at 4.29 cfs and there is currently a possibility of a revision of policy to increase the rate to 5.47 cfs.

Emergency storage supplies water when breakdowns happen, thereby maintaining a water supply to the community. A common practice is to provide one day's supply based on the average day of the maximum month. However, for communities the size of Arroyo Grande with a reliable source of water such as Lopez, a one-half day's supply is considered adequate for emergency storage.

TABLE I

STORAGE REQUIREMENTS¹

<u>Year</u>	<u>Avg. Day of Max. Mo. Demand MGD</u>	<u>Max.³ Lopez Flow Rate MGD</u>	<u>Daily⁴ Lopez Storage MG</u>	<u>Total Daily Storage MG</u>	<u>Fire Demand MGD</u>	<u>Available Well Capacity MGD</u>	<u>Flow From Storage MGD</u>	<u>Total Fire Storage MG</u>	<u>Total² Emergency Storage MG</u>	<u>Total⁵ Storage MG</u>
1979-80	2.44	2.76	1.22	1.22	4.31	1.78	2.53	1.06	2.44	3.5
1984-85	2.74	2.76	1.37	1.37	5.04	1.78	3.26	1.36	2.75	4.0
1989-90	3.20	2.76	1.38	1.38	5.04	0.72	4.32	1.80	3.20	5.0
1994-95	3.58	2.76	1.38	1.38	5.75	0	5.75	2.40	3.58	6.0

¹ Minimum growth of an average of approximately 3% increase/year.

² One-half of emergency requirements used for total storage.

³ Based on peak delivery rate of 4.29 cfs.

⁴ Equals one-half of the average day of the maximum month or the maximum Lopez flow rate, whichever is less.

⁵ Rounded off to nearest 500,000 gallons.

SOURCE: 1972 - Koebig & Koebig, "Report on Water Supply and Demand".

NOTE: If the flow rate was reduced to the contracted 3.3 cfs rate, additional storage would be necessary; and conversely, if the flow rate was increased to proposed 5.47 cfs rate, the storage requirement would decrease.

Pressure Zones - The differences of elevations within the City Limits require the use of three pressure zones. Two are existing, although the higher one is small and utilizes a booster pump to meet water demands. The lower zone lies between elevations 80 and 200, which includes most of Arroyo Grande. To equalize pressures within zones, two additional zones are required. An intermediate zone which lies between elevations 200 and 300, most of which is undeveloped residential area presently, and a high zone lies between elevations 300 and 400, which also is presently undeveloped residential area and is a very small portion of the total area.

With the potential development on hillside areas, the City is faced with extending our water system into the higher elevation pressure zones and must set forth some criteria under which these new systems will be constructed. Some of the items that should be considered are:

1. All lots in any development should have assured water, both domestic and fire at all times, with the possible exceptions when special problems exist and an exemption by the City of Arroyo Grande could be allowed.
2. That the system must be reliable.
3. That the system must be as maintenance-free as possible.
4. That isolated areas be designed to tie into the master plan water system.
5. That pump stations, reservoirs, and appurtenances be

aesthetically acceptable.

6. That a minimum pressure be maintained at 40 lbs. psi and that a maximum pressure be maintained at 125 lbs. psi.

7. That fire flows be provided as approved by the City Fire Marshal.

8. That domestic flows be provided as determined by the City Public Works Department.

City policy requires the developers of properties not presently served by the existing water system to construct, at their expense, a water system that will satisfy the eight (8) criteria outlined above and offer it to the City for maintenance.

Connection fees collected with the installation of new or reset larger meters are established so as to be sufficient to pay for the majority of the costs of enlarging the storage capacity and distribution system in the existing pressure zones. These fees should be reviewed a minimum of every two (2) years to see that the fees still cover costs to improve the existing system.

Reservoir Needs - The City of Arroyo Grande will need storage reservoirs on the south side to maintain adequate distribution of water during peak demand periods; two one-million gallon reservoirs have been recommended in the Koebig & Koebig report on Water Supply and Distribution. As the north-

west area of the City develops, storage reservoirs in the higher elevation will need to be constructed. Koebig & Koebig recommends a total of one and one-half million gallons. In addition to these, Koebig & Koebig recommend that an additional one million gallon reservoir be constructed at the Reservoir No. 1 site.

The following table gives the priority of storage reservoirs; however, development trends may require priorities to be shifted.

TABLE II
PRIORITY OF STORAGE RESERVOIRS

1. Construct a 1.0 MG tank on south side of town to serve lower zone and piping to Edna Road.
2. Construct a 1.0 MG tank on Reservoir Site No. 1 and piping to Printz and Tally Ho Roads.
3. Construct a 0.5 MG tank for intermediate zone with pump station and piping.
4. Construct a 0.5 MG tank for high zone with pumping station and piping.
5. Construct a 1.0 MG tank for lower zone on south side.
6. Construct a 0.5 MG tank for intermediate zone.

SOURCE: Koebig & Koebig 1972, Water Supply and Demand

Main Capacity Requirements - A good water distribution system should provide an adequate quantity at adequate pressure. The City should insure that the number of dead-end pipe lines in the water system is kept at a minimum to assure proper circulation of water. The City should also insure that valves be provided at strategic locations so that service will be interrupted in only a small area in the event of a breakdown.

The City should attempt to provide a minimum of 40 psi static pressure and 20 GPM at the meter for domestic purposes. For fire protection purposes, the City should insure that in residential areas there is 1,000 GPM with 10 psi residual pressure at the hydrant and up to 4,000 GPM with 10 psi residual pressure at the hydrant in areas more intensely developed such as heavy commercial or industry.

Demand - In estimating the future water demands for the City of Arroyo Grande, several trends must be studied and analyzed. These include population increases, increases in per capita consumption, annual rainfall (averages, wet years, dry years, and its relationship to water consumption) and annexation of land into the City.

Koebig and Koebig, in the report on Water Supply and Demand, prepared in 1972, did study and analyze these trends. The following table represents the projected water consumption demands.

TABLE III
PROJECTED WATER CONSUMPTION

<u>YEAR</u>	<u>POPULATION</u>	<u>CONSUMPTION RATE - gpcd</u>	<u>DEMAND IN MGD</u>			<u>ANNUAL A.F.</u>
			<u>AVG.</u>	<u>MAX MO.²</u>	<u>PEAK DAY³</u>	
79-80	10,700	140	1.50	2.40	3.60	1,680
84-85	12,200	140	1.71	2.74	4.10	1,910
89-90	13,800	145	2.00	3.20	4.80	2,240
94-95	15,400	145	2.24	3.58	5.38	2,510

¹ Minimum growth of an average of approximately 3% per year.

² Ratio of average month to maximum month to peak month = 1.50.

³ Ratio of average month to maximum month = 1.60.

Source: Koebig & Koebig, 1972, Water Supply and Demand.

In evaluating the City's future water production capabilities, it is evident that our present water supply (2,290 acre feet from Lopez and 1,200 acre feet from the groundwater basin) of 3,490 acre feet per year is adequate to meet the projected water demand through 1995, as presented in Table III.

DRAINAGE

D R A I N A G E

HISTORY

In the past, several areas of the City of Arroyo Grande have suffered from drainage problems. However, currently only a few drainage problems remain within the City.

DESCRIPTION

West of Halcyon (Arroyo Grande Drainage Area No. 1) - In 1972, Garing, Taylor, and Associates completed a drainage study of 700 acres west of Halcyon Road. (See map) This drainage study provided both runoff quantities of storm water at critical locations and recommendations for means of transporting and disposing of storm water runoff.

This study divided up that portion of the City of Arroyo Grande into four (4) major drainage zones and an additional six (6) subzones. Each of these zones and subzones had somewhat different drainage problems and, consequently, different recommendations were made by Garing, Taylor, and Associates for the correction of these problems.

The City Council, by Resolution No. 1006, adopted this drainage study and also established charges for drainage improvements on August 22, 1972. The recommendations put forth in that drainage study are being implemented.

The recommendations generally involved the placement of storm drains in curbed and guttered areas, expansion of existing ponding basins, and the development of

new ponding basins. The ponding basins serve not only to retain storm runoff, but also facilitate the recharging of the groundwater basin.

East of Halcyon - Storm runoff drainage is adequately facilitated east of Halcyon as the runoff water collects on surface streets and flows quickly to existing channels and creeks. The Arroyo Grande Creek and Los Berros Creek ultimately transport most of this area's storm water runoff out of the City and to the ocean.

However, there are three (3) areas east of Halcyon that have drainage problems: 1) the Tally Ho Channel area; 2) the area behind the High School (Valley Road Campus); and 3) the area southeast of town between Newsom Springs Road and Highway 101. (See map) All of these areas flood periodically, causing possible health and safety hazards, as well as damage to property.

Of the three (3) areas that have drainage problems, the Tally Ho area is by far the most critical at this time. The silt build-up has been so extensive that the channel has become dangerously shallow.

RECOMMENDATIONS

In the area west of Halcyon to the City Limits, the expansion of drainage basins should coincide with the development of the area.

The area east of Halcyon depends on the creek system and natural channels for storm drainage, thusly it is necessary for the City to closely monitor these natural drainage systems to insure they do not become clogged with debris, vege-

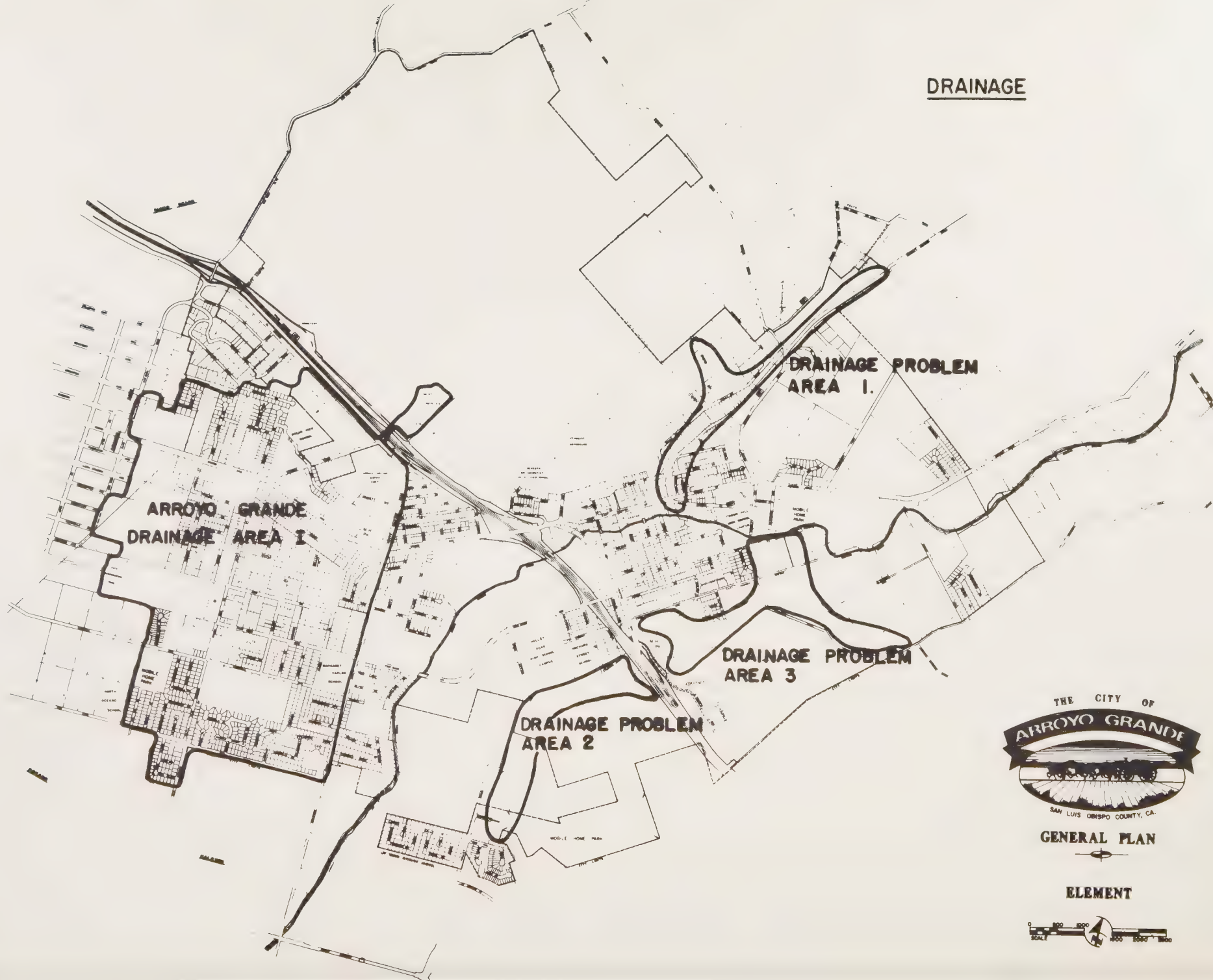
tation, and/or silt build-up.

It is recommended that drainage assessment districts be established in the areas contributing to these drainage problems so that proper drainage facilities can be constructed.

In the area behind the High School, it is recommended that either an adequate drainage channel be constructed connecting to the Los Berros Diversion Creek, or a levy be built to protect the developed area and allow the fields to flood.

Through the development, maintenance, assessment charges, and monitoring of the drainage systems, the City of Arroyo Grande should be able to protect its citizens and property owners from damage caused by normal storm water drainage.

DRAINAGE



GENERAL PLAN

ELEMENT



UNDERGROUND UTILITIES

U N D E R G R O U N D U T I L I T I E S

HISTORY

The undergrounding of utilities was first introduced in the 1965 General Plan's Central Business District Element. Prior to this, the City required that utilities be undergrounded in all new subdivisions, in all new multi-family housing developments, and in all new commercial development. The Architectural Review Board has continually emphasized this requirement as a basis for the enhancement of the quality of life in the City.

After the California Public Utilities Commission's ruling on underground utilities (Case 8209, Decision 73078), Pacific Gas and Electric established Electric Rule 20, titled, "Replacement of Overhead With Underground Distribution Facilities". Electric Rule 20, established on October 23, 1967, consists of three (3) reasons for which the undergrounding of utilities can be considered in the general public interest:

1. Such undergrounding will avoid or eliminate an unusually heavy concentration of overhead distribution facilities;
2. Said street or road or right-of-way is extensively used by the general public and carries a heavy volume of pedestrian or vehicular traffic;
3. Said street or road or right-of-way adjoins or passes through a civic center or public recreation area or an area of unusual scenic interest to the general public.

Pacific Gas and Electric uses Electric Rule 20 as a guide to allot monies to cities

in their service area; the amount of each city's allotment is based on a ratio of the number of electric customers in each city to the total number of electric customers in the system.

In 1968, the City staff initiated the necessary planning for placing utilities underground. In 1971, the City Council established a committee to work specifically in the planning of underground utility projects. On this committee are representatives of the local utilities, City Council, the Planning Director, the City Engineer, and two (2) members of the community. This committee, using Electric Rule 20 as a basis, developed underground utility districts that fall into three (3) areas.

District A - District would qualify under one or more of the three criteria set in Electric Rule 20.

District B - District would be questionable or marginal under Electric Rule 20 at this time.

District C - District would not qualify at this time under Electric Rule 20.

From this, recommended projects were placed in a district as to their priority (See Table 1).

TABLE 1

<u>District</u>	<u>Map Code Number</u>	<u>Description</u>	<u>Utility Preferred Priority</u>		
			<u>PG&E</u>	<u>PT&T</u>	<u>Cable TV</u>
A	B	So. Elm Street	12	5	15
	C-1	No. Halcyon	7	19	--
	C-2	So. Halcyon - City	22	22	17
	E	Traffic Way - Bridge St.	19	18	12
	F-1	El Camino Real - County	1	20	10
	F-2	Frontage Road - City	6 (L)	21	--
	H	Grand Avenue	23	24	16
	M	Fair Oaks - Halcyon to Fair Oaks	15	8	9
	O	Branch Street - 101 to Crown	16 (D-4)	1	1
	P	Branch Street - Crown to 5 Corners	5	2	3
	Q	Huasna - east City Limits	17	15	11
	R	Huasna - City Limits easterly - Co.	21	14	7
B	D-1	Valley Road - City	11	9	--
	D-2	Valley Road - County	14 (D-3)	10	--
	D-3	Valley Road - City	14 (D-2)	11	6
	D-4	Valley Road - County	16 (0)	12	--
	G-1	Brisco Road - City	4	3	5
	G-2	Brisco Road - County	3	4	2
	I	Ash St. west of Elm St.	9	--	--
	L	Pike - Halcyon to Elm St.	6 (F-2)	16	--
C	A-1	No. Oak Park Blvd.	10 (J)	6	4
	J	Fair Oaks - Elm St. to Halcyon	10 (A-1)	13	14
	K	Farroll Avenue	20	17	13
	N	Proposed major street - Halcyon to Valley Rd., So. of Valley Gard.	8	--	--
	S	E. Cherry - Traffic Way to Newsom Springs Road	13	7	8
Grover City S.L.O.	A-2	South Oak Park Blvd.	2	--	--
	C-3	South Halcyon - County	18	23	--

BRANCH STREET - PROJECT NO. 1

Since the Division of Highways was planning to repave portions of Highway 227, including Branch Street, it was felt that a coordination of that project and the undergrounding of utilities along Branch Street was economically desirable. The underground utility committee, therefore, working in conjunction with the Division of Highways to orchestrate the planning and implementation of those two projects. The projects were completed in November of 1974.

The total cost for undergrounding the utilities along Branch Street was \$463,337. Pacific Gas and Electric, through the monies allotted each year (See Table II) paid \$100,855. Pacific Telephone and Cable TV paid respectively \$326,482 and \$36,000.

TABLE II

Allotments	Projects/Cost	Balance
1968 - \$ 8,300		\$ 8,300
1969 - \$ 9,200		\$17,500
1970 - \$ 9,800		\$27,300
1971 - \$10,300		\$37,600
1972 - \$10,900		\$48,500
1973 - \$12,400		\$60,900
1974 - \$14,200	Branch Street/\$100,855	-\$25,755
1975 - \$14,800		-\$10,955
1976 - \$15,400		\$ 4,445

Source: P.G.&E., C. L. Richmond

The one other undergrounding project was the Vernon Street project. This project involved only City property; no services to any other property owners were affected. This project consisted of the undergrounding of Pacific Telephone and Cable T.V. utilities; the cost to each was respectively: \$1,345 and \$1,500; the total cost being \$2,845.

Property owners have the responsibility for the cost of undergrounding of utilities for any distance greater than 100 feet from a main service line. There is an ordinance in the City of Arroyo Grande requiring persons to underground utilities within directed districts. If an owner fails to comply, the City will employ a contractor to perform the necessary work, and will then bill the owner.

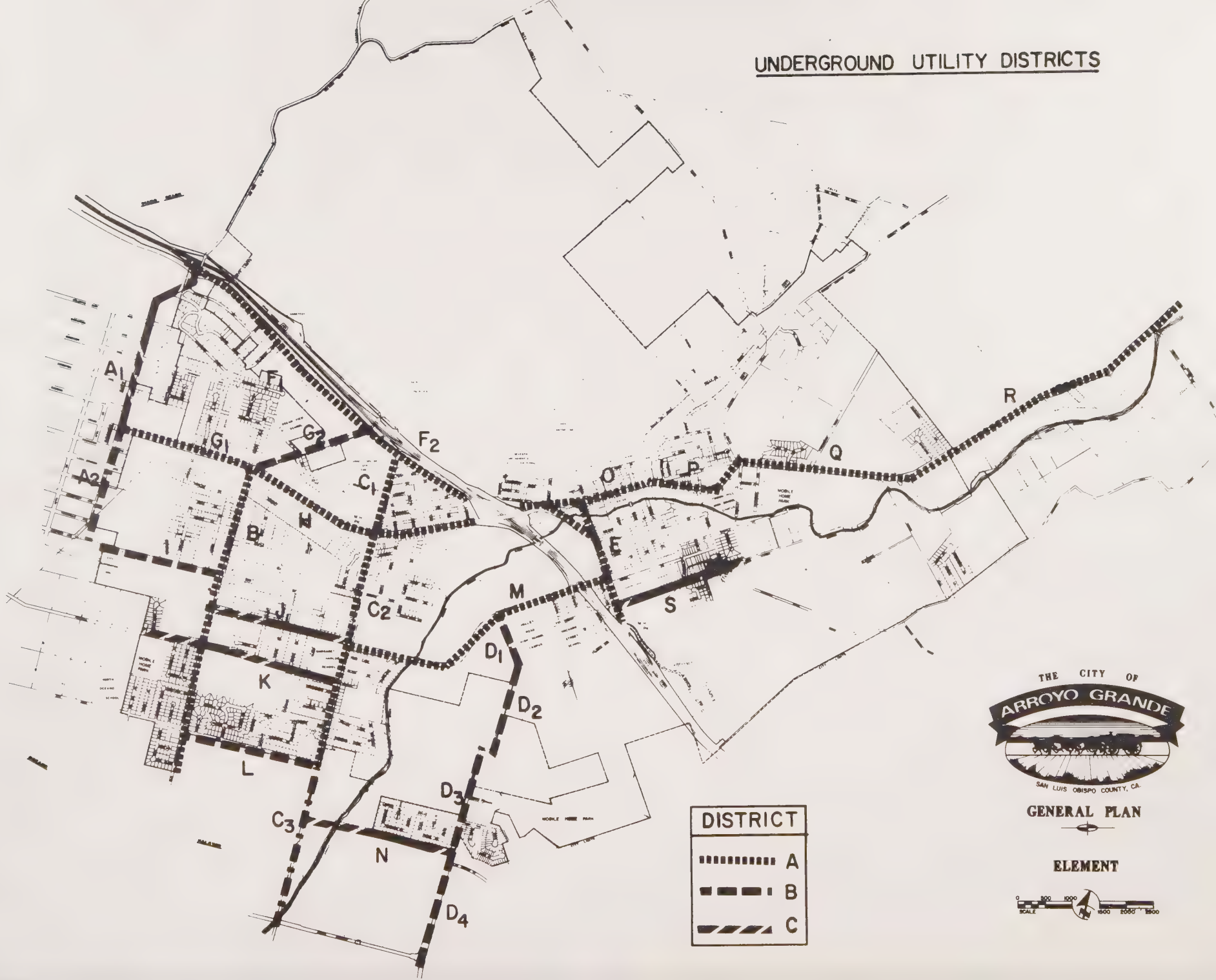
RECOMMENDATIONS

There are still many sections of the City that meet all three prerequisites put forth in Electric Rule 20. It is suggested that the Underground Utility Committee reorganize with the following as immediate goals:

1. Evaluate the priority list of areas that need to have utilities undergrounded.
2. A survey be conducted to determine what streets in the City are essentially clear of overhead utilities. Once these areas are known, the City should insure that they are protected from further impact.
3. A study should be conducted to determine the relative value of having a large undergrounding project, such as a substantial portion of Grand Avenue,

every 5-10 years or of having a number of small undergrounding projects,
such as a portion of Grand Avenue.

UNDERGROUND UTILITY DISTRICTS



DISTRICT	
.....	A
-----	B
////	C



GENERAL PLAN

ELEMENT



Public Buildings Element

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PUBLIC BUILDINGS ELEMENT

6

PUBLIC BUILDINGS ELEMENT

REVIEW 1976

The Public Buildings Element of the Arroyo Grande General Plan was the sixth element adopted by the Planning Commission (Resolution No. 67-68G, June 6, 1967) and by the City Council (Resolution No. 757, July 27, 1967).

In 1970, the Element was reviewed and found to be still valid. It was then readopted by both the Planning Commission (Resolution No. 70-152 G, February 3, 1970) and the City Council (Resolution No. 856, February 10, 1970).

The Public Buildings Element is not one of the State-mandated elements, but rather an optional General Plan Element.

INTRODUCTION

Basically, the space requirements of the various City departments has not changed and are still valid; however, they have been refined. The 1967 General Plan space standards and the 1976 space standards developed by James Maul and Associates, are presented on Tables I and II, respectfully.

The population growth of the City has been somewhat slower than predicted in the 1966 General Plan; however, due to increased demand for City services, the existing City Hall and Drafting building is even more ineffective today.

The public buildings that will be reviewed and evaluated in this report include: the City Hall complex, Police Department building, the Fire Department building, the Corporate Yard, South County Regional Center, and the Community Building.

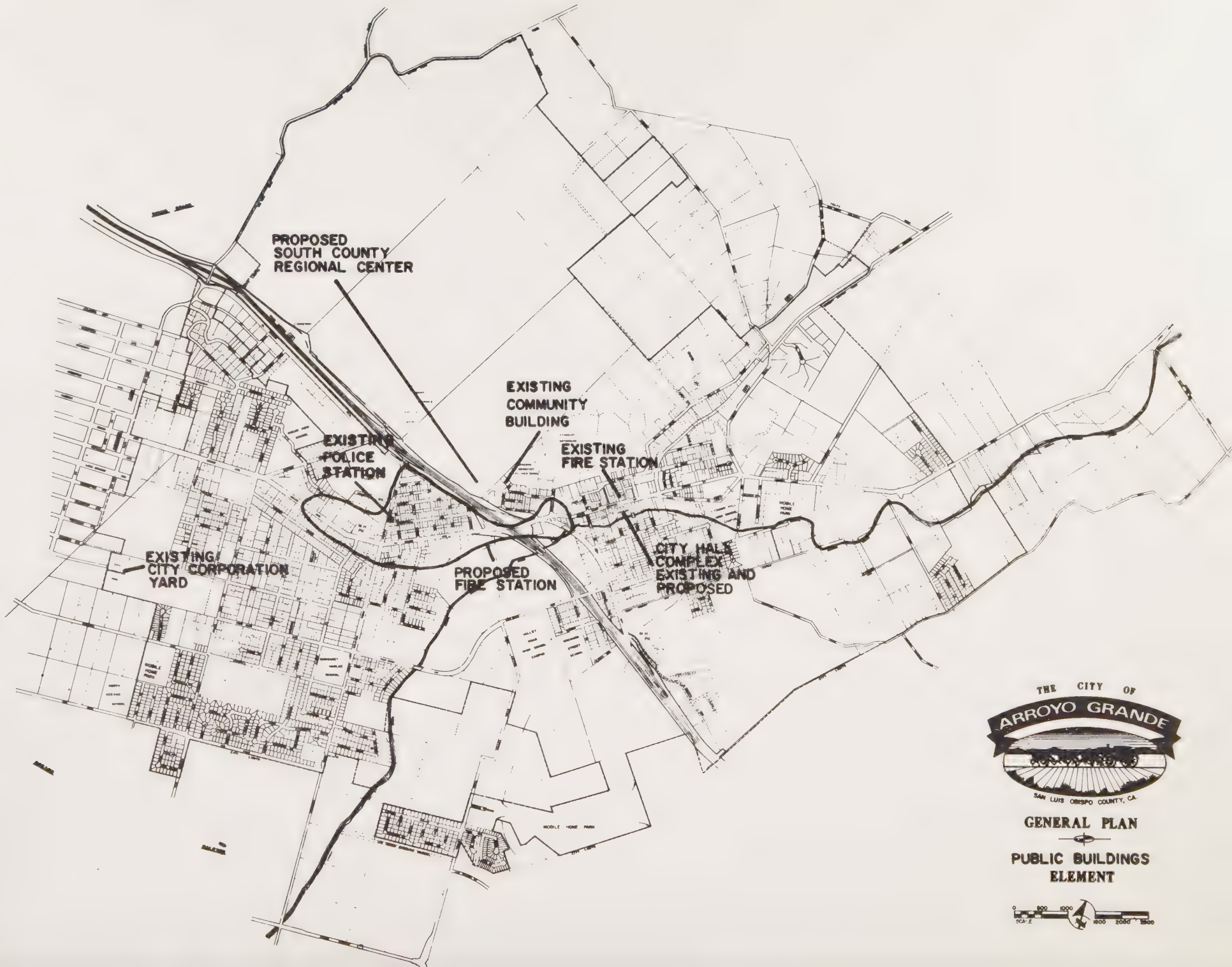
SPECIFIC SPACE STANDARDS*

*From 1967 General Plan Public Buildings Element.

T A B L E 2

DIRECT USE SPACE

Administrator	300'	Recreation Secretary	75'
Administrative Intern	150'	Recreation Dept. Workup	600'
City Clerk	175'	Foyer and Public Toilets	1200'
Administrative Secretary	100'	Data Processing	250'
Finance/Purchasing/Vault	600'	Copying	150'
Clerical Pool	600'	Supplies Storage	300'
Public Works Director	175'	Old File Storage	400'
Planning Director	175'	Mechanical Room (heating/ ventilating only)	400'
Building Inspector	150'	Employees' lounge and toilets	1000'
Part Time Building Inspector	75'	Council Chambers (available to the public)	3000'
Clerical Pool	250'	Conference Room	600'
Engineer/Drafting/Vault	700'	Coffee Shop	1000'
Mayor and Council	500'	Circulation Space	3850'
Receptionist/Switchboard	75'	TOTAL	17000'
Recreation Director	150'		



PROPOSED
SOUTH COUNTY
REGIONAL CENTER

EXISTING
COMMUNITY
BUILDING

EXISTING
POLICE
STATION

EXISTING
FIRE STATION

PROPOSED
FIRE STATION

EXISTING
CITY CORPORATION
YARD

CITY HALL
COMPLEX
EXISTING AND
PROPOSED



GENERAL PLAN

PUBLIC BUILDINGS
ELEMENT



CITY HALL COMPLEX

The City Hall complex is located on East Branch Street near the geographic center of the City.

Because of the size and configuration of the spaces and activities within the complex, there is an acute inefficiency problem - both between the public and the City and between departments within the complex.

A new City Hall complex or Civic Center is more needed today than ever before. Over the years, "space rearrangements" have taken place in the City Hall buildings to gain a few additional square feet of work space for day-to-day operations; however, this has at best only forestalled the day that additional space will be required.

A positive step toward the realization of a new Civic Center was initiated in July 1975, with the establishment of a Civic Center Committee and the hiring of a consultant to work with that committee to draft a set of recommendations for the City Council's consideration. The following is a summary of those recommendations.

The recommendations are divided into three phases; however, the timing of these phases has not been established. Phase One consists of building a new fire station, moving the Council Chambers into the old fire station, and utilizing the old Council Chambers as an administrative office work space. Also, in Phase One would be the purchase of the property on the south side of the creek and moving the Parks and Recreation Departments into the building existing on that site. Phase Two would move the Drafting Department,

the Chamber of Commerce, and the Social Security functions into the old fire station. This accomplished, the white house adjacent to the City Hall and the building housing the Chamber of Commerce and Social Security Office would be demolished and a new Council Chambers be constructed on that site. In Phase Three, a new City Hall would be constructed on the same site as the present sub-standard City Hall. All departments and functions housed in the existing City Hall would have to be temporarily relocated during construction, using the old fire station, the new Council Chambers, and the building on the south side of the creek as temporary office space. Upon completion of the new City Hall, the old fire station would be available for some other City use or could be sold.

As mentioned previously, no time dimensions were a part of these recommendations. However, the City Administrator has been authorized to enter into negotiations for the property south of the creek and potential sites for the new fire station are being evaluated. It is felt that it will take the City approximately 20 years to financially accomplish the development of a Civic Center. The City is soliciting grant monies which, if received, would shorten the projected time span and possibly affect the sequence of the phasing.

POLICE DEPARTMENT BUILDING

The current Police Department building, located on the corner of Halcyon Road and Cornwall Avenue, has approximately 3,300 square feet of floor space. This building was bought from the Pacific Telephone Company in December of 1972, at a cost of \$19,000 and was remodeled in the spring of 1973 to fit the Department's needs at a cost of \$36,000,

bringing the total cost of the new facility to \$55,000.

The City is currently leasing a vacant lot across the street from the Police Station in order to provide the necessary off-street parking (14 spaces). It is recommended that the City purchase the property adjacent and north of the station to provide off-street parking and room for potential expansion of the Police facility.

The Chief of Police feels that the existing station will be adequate in size for all of the services that are to be provided by the Police Service for approximately fifteen (15) years, if the population continues to increase at the same rate.

FIRE DEPARTMENT BUILDING

The present Fire Department building is inadequate to house all of the emergency equipment the City now owns, which includes one (1) 750 gpm mini-pumper, one (1) 1,000 gpm pumper, one (1) 1,250 gpm pumper, one (1) mini-attack vehicle (jeep), and one (1) rescue van vehicle.

The overcrowding and space limitations leave no area for the future and additionally, are detrimental to the efficiency of the Department and have a direct effect on maintenance, training and personnel safety as access to the apparatus is hazardous.

The intentions of the Council to continue with the volunteer program makes parking of private vehicles a critical and necessary requirement.

The City is currently evaluating several different sites for a new fire station that would replace the existing station. The Fire Chief feels strongly that one centrally located fire station is all that the City of Arroyo Grande will need to adequately provide

fire protection and that a second fire station would be an unnecessary duplication of facilities, causing an increase in cost to the City and its taxpayers while not improving the City's overall fire protection capabilities.

Since the safety of the entire community is the real issue, any and all potential sites for a new fire station must be closely evaluated in terms of fire response distance and fire response time. Time/distance studies must be made not only to existing urbanized areas, but also to areas where urbanization is expected to occur. The City staff has determined that the general area shown on the Plan Map meets the time/distance criteria.

The areas of the City where urbanization can be expected can be found on the following map. As can be seen from this map, the area of greatest potential for urbanization to occur is the northwest area of the City; this area is currently undeveloped rolling hills, but it is felt that it will become urbanized within the next 5-10 years. In the southwest area of the City, there will be further urbanization through subdivisions, lot splits, and multiple unit developments. The northeast area will probably increase in density over the next several years, while the southeast area will probably remain at the present level of urbanization for many years.

CORPORATE YARD

The Corporate Yard, located on the extreme westerly end of Ash Street and adjacent to Grover City, functions as the Public Works Department's service center and the Parks Department's nursery, as well as providing storage area for both of these departments. Also located on the Corporate Yard site is one of the City's wells.

The recommended major additions or improvements to the Corporate Yard are: an equipment storage structure, a greenhouse, and increased bulk storage. The equipment storage



HIGHLY PROBABLE
THAT URBANIZATION
WILL OCCUR IN
NEAR FUTURE

PROBABLE
INCREASE
IN DENSITY

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AREA - SOME INFILL
IS PROBABLE

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LOW PROBABILITY
THAT FURTHER
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WILL OCCUR

LOW PROBABILITY
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GENERAL PLAN

ELEMENT



area is needed to house the service vehicles and materials now stored in the open and subject to the weather and vandalism. To increase the bulk storage area, the rear area of the yard should be cleaned, the soil compacted, and the entire area fenced.

SOUTH COUNTY REGIONAL CENTER

The County of San Luis Obispo has purchased the front 40 acres of the property commonly known as the "Lovasz" property to be the site of the proposed South County Regional Center. This site is located west of the City's Community Building and east of St. Patrick's Catholic School.

The proposed County facility is planned to ultimately house such activities as a County Library, Lucia Mar School District Administration Offices, a citizens' center, with a capacity for 500 persons for films or plays, or 300 persons for sit-down dinners. A municipal court, a sheriff's substation, and a Human Services facility. to include health, social services, probation, veterans' service, economic opportunity commission and possibly leased space for various related state offices and private organizations, in addition to a clinic for physical and mental health programs.

COMMUNITY BUILDING

The Community Building, located at 211 Vernon Street, provides a meeting place for 600 to 800 people per month; various clubs and organizations use the Community Building as their regular meeting place.

The building was originally a radio station and was remodeled late in 1973 jointly by the Arroyo Grande Women's Club and the City at a cost of about \$23,500.

Within a few years, because of the success and demand of the Community Building, it will have to be expanded to increase its usability. As a provision of the contract the City entered into with the Women's Club, the City morally obligated itself to contribute at least 50% of the cost of developing the facilities of the Community Building to seat 300 to 500 persons. Preliminary studies have shown that it will be desirable to also ultimately provide outdoor recreational and barbecue areas, as well as additional interior facilities such as a lounge, meeting hall, game room, arts and crafts area, storage, and increased kitchen facilities.

If the large auditorium planned for the proposed South County Regional Center is realized, it may not be necessary for the Community Building to be expanded as much. The location of the South County Regional Center facilities is a key issue. If the Citizen's Center is developed relatively close to our Community Building, consideration should be given to coordinating the ultimate development of both so that they compliment each other.

RECREATION DEPARTMENT FACILITIES

Acting upon the recommendation of both the City staff and consultant, James Maul and Associates, the City Council entered into a lease/purchase agreement for the property on Mason Street just south of the Arroyo Grande Creek. The existing structure on this property will serve as an interim Recreation Department office and activity center. The remainder of this property should be developed into additional off-street parking

for Civic Center functions. City ownership of this Creek-side property is consistent with both the Land Use and Parks and Recreation Elements of the City's General Plan in that both of these elements recommend a green belt/open space system along the Arroyo Grande Creek.

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